

Key: 3244

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.284

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| FERNANDES KRISTINE M & C/O FAUX DUSTIN SHANE & 2 DESMOND RD SAGAMORE, MA 02561 | | | | 18.0-25-0 | | | | 2 DESMOND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FAUX DUSTIN SHANE & FERNANDES KRISTINE M & BROOKS PAULA B & | | | | 05/25/2023 | QS | 710,000 | 35806-53 | | | | |
| | | | | 01/12/2018 | QS | 489,000 | 31024-99 | | | | |
| | | | | 06/03/1999 | QS | 295,000 | 12314-139 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|---------------|--------------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| EXB-23-466 | 07/21/2023 | 15 | INSULATE/WEA | 3,700 | | | 100 | 100 |
| 13149 | 03/13/2013 | 3 | ALT/RENO | 9,000 | 06/07/2016 | DB | 100 | 100 |
| 980013 | 01/08/1998 | 1 | NEW CONSTRUC | 125,000 | 09/24/1999 | MWS | 100 | 100 |

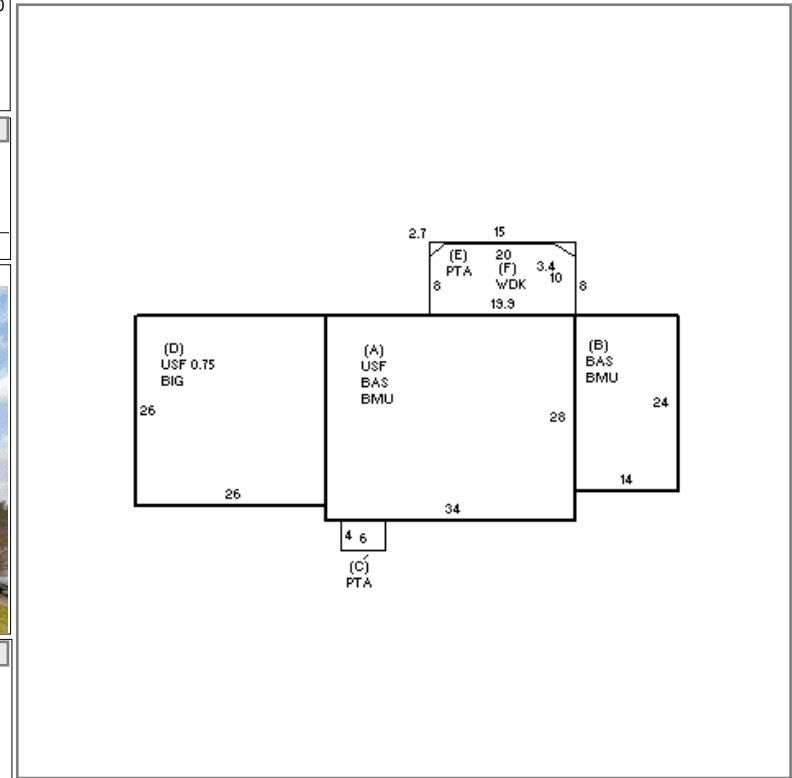
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000 | 2 | 1.00 | 100 | 212,130 | 1.00 | A | 1.00 | R04 | 0.90 | 194,750 |
| 300 | A | 0.001 | 2 | 1.00 | 100 | 14,670 | 1.00 | A | 1.00 | R04 | 0.90 | 10 |

| TOTAL | 40,032 SF | ZONING | 1 | FRNT | 207 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | S SAG | NOTE | | | | LAND | 194,800 | 172,400 |
| Infl1 | AVG | | BUILDING | 516,700 | 453,800 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 711,500 | 626,200 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/23/2023 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/21/2017 | TL |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 4/23/2023 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1998 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 630,095 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,747 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,288 | | 34.89 | 44,933 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$229 | OVERALL | 1.040 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,288 | 1998 | 205.28 | 264,396 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,459 | 1998 | 113.53 | 165,644 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | PTA | N | PATIO | 224 | | 14.85 | 3,326 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | BIG | N | BUILT-IN GARAGE | 676 | | 80.53 | 54,441 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F | WDK | N | WOOD DECK | 191 | | 38.20 | 7,296 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | BGF | N | BSMT GOOD FINIS | 1,000 | | 48.73 | 48,732 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | FIX | O | XTRA FIXTURES | 9 | | 2,325.48 | 20,929 | | |
| | | | | USE | 0 | | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 6,988.80 | 6,989 | | |
| | | | | | | | | | JAC | O | JACUZZI | 1 | | 13,409.80 | 13,410 | | |

| EFF.YR/AGE | 2001 / 21 | COND | 18 18 % |
|------------|-----------|------|-----------|
| FUNC | 0 | ECON | 0 |
| DEPR | 18 % GD | | 82 |
| RCNLD | | | \$516,700 |